



Talbot County Planning Commission
Final Decision Summary
Wednesday, December 1, 2021 at 9:00 a.m.
Bradley Meeting Room
11 N. Washington Street, Easton, Maryland

Archived audio and video stream of the meeting is available at:

[Talbot County Meeting Videos - Talbot County, Maryland](https://www.talbotcountymd.gov/Meeting-Videos)
(talbotcountymd.gov)

Attendance:

Commission Members:

Phillip “Chip” Councill, Chairman
William Boicourt, Vice Chairman
Michael Strannahan
Lisa Ghezzi
Paul Spies

Staff:

Miguel Salinas, Planning Officer
Brennan Tarleton, Assistant Planning Officer
Chase Phillips, Planner II
Andy Meehan, Planning Commission Counsel
Mike Mertaugh, Assistant County Engineer

1. Call to Order—Commissioner Councill called the meeting to order at 9:00 am.

2. Decision Summary Review—

November 3, 2021- Tabled to the next meeting

November 3, 2021-Work Session

Commissioner Spies moved to approve the November 3, 2021 Work Session Decision Summary. Commissioner Boicourt seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Councill, Boicourt, Ghezzi, Spies, Strannahan
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business— None

4. New Business

a. Applicant: Mark and Andy Beaven
File No.: 21-1732
Agent: Benjamin Beaven

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Commissioner Strannahan moved that the Planning Commission approve # M1173 Small Scale Subdivision – Preliminary and Final Plan for Coffin Land, LLC subject to staff conditions. Commissioner Spies seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Councill, Boicourt, Ghezzi, Spies, Strannahan
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

c. Applicant: Brennan and Jillian Ellis **-Withdrawn**
File No.: MV58
Agent: Paul M Rogers, Rauch Inc.
Request: Minor Variance- Construction of deck located in the rear of dwelling
Location: 5853 Irish Creek Rd, Royal Oak, MD 21662
Map 46, Grid 10, Parcel 111
Zoning: RC

d. Applicant: Michael Collison
File No.: MV59
Agent: Chris Waters, Davis, Bowen & Friedel Inc.
Request: Minor Variance – Construction of additions to existing dwelling
Location: 7047 Peaneck Rd, St. Michaels MD 21663
Map 40, Grid 10, Parcel 72
Zoning: RC

The applicants seek recommendation from the Planning Commission for two additions to an existing dwelling. The first addition is a 213-square foot screened porch, and the second addition is a 30-square foot bathroom.

Staff Presentation:
Chase Phillips, Planner II

Applicant Presentation:
Chris Waters; Davis, Bowen & Friedel Inc.

Public Comment— None

Commissioner Ghezzi moved that the Planning Commission approve Minor Variance # MV59 for Michael Collision at 7047 Pea Neck Road subject to staff conditions. Commissioner Boicourt seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Councill, Boicourt, Ghezzi, Spies, Strannahan

145 AGAINST: 0
146 ABSTAIN: 0
147 ABSENT: 0
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- 149 **e. Applicant:** Martin Doerfler and Kristin Huckshorn
150 **File No.:** MV60
151 **Agent:** Brett, Ewing, Lane Engineering
152 **Request:** Minor Variance- Construction of expansion to existing structure
153 **Location:** 6694 Peachblossom Point, Easton, MD 21601
154 Map 41, Grid 18, Parcel 33, Lot 5
155 **Zoning:** RR
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157 The applicants seek recommendation from the Planning Commission for
158 a proposed deck and addition. The proposed deck is approximately 27.5' X 15.8',
159 and the proposed addition is approximately 22' X 5.5'. The deck, at its closest
160 point, will exist 64' from the Mean High Water Line (MHWL), and the addition
161 will exist 42 feet from the MHWL.
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163 **Staff Presentation:**
164 Chase Phillips, Planner II
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166 **Applicant Presentation:**
167 Brett Ewing, Lane Engineering
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169 **Public Comment—** None
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171 **Commissioner Ghezzi moved that the Planning Commission recommend approval of**
172 **Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and**
173 **Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the**
174 **motion.**
175

176 Vote 5-0
177 FOR: 5- Councill, Boicourt, Ghezzi, Spies, Strannahan
178 AGAINST: 0
179 ABSTAIN: 0
180 ABSENT: 0
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- 182 **f. Applicant:** Talbot County
183 **File No.:** 1495
184 **Request:** Recommendation to the County Council on Bill No. 1495 to
185 amend Section 190-63.1.A of the Talbot County Code in order to modify the
186 composition of the Talbot County Short-Term Rental Review Board
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188 **Staff Presentation:**
189 Brennan Tarleton, Assistant Planning Officer
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191 **Public Comment—** There were no in person comments.

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Letters Received From
Susan Dupont
Monica Otte
Leslie Steen

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Commissioner Spies moved that the Planning Commission recommend to the County Council on Bill No. 1495 to amend Section 190-63.1.A of the Talbot County Code in order to modify the composition of the Talbot County Short-Term Rental Review Board, with the preference that an attorney be appointed, if qualified, as a candidate. Commissioner Strannahan seconded the motion.

200

Vote 5-0

201

FOR: 5- Councill, Boicourt, Ghezzi, Spies, Strannahan

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AGAINST: 0

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ABSTAIN: 0

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ABSENT: 0

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5. Discussion Items—

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Commissioner Ghezzi moved that the Planning Commission close the meeting and go to closed session pursuant to §3-305(b)1 “personnel matters” of the Maryland Open Meetings Act. Commissioner Spies seconded the motion. (10: 05 am.)

211

Vote 5-0

212

FOR: 5- Councill, Boicourt, Ghezzi, Spies, Strannahan

213

AGAINST: 0

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ABSTAIN: 0

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ABSENT: 0

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Commissioner Ghezzi moved that the Planning Commission reopen the meeting. Commissioner Strannahan seconded the motion. (10: 37 am.)

219

Vote 5-0

220

FOR: 5- Councill, Boicourt, Ghezzi, Strannahan, Spies

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AGAINST: 0

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ABSTAIN: 0

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ABSENT: 0

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Commissioner Councill stated that there was no action to be taken at this time

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6. Staff Matters—

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Elections for Chairman and Vice Chairman will be held in January 2022.

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7. Work Sessions— None

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8. Commission Matters — None

9. Adjournment– Commissioner Councill adjourned the meeting at 10:40 am.